North Carolina Coastal Zone Management Program

LAND USE PLAN UPDATE

PREPARED FOR:

THE TOWN OF KURE BEACH, N.C.

BY:

SATILLA PLANNING
PLANNERS □ LANDSCAPE ARCHITECTS

ADOPTED JANUARY 7, 1986

CERTIFIED BY THE COASTAL RESOURCES COMMISSION

FEBRUARY 7, 1986

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Kure Beach, North Carolina

Prepared by:

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INTRODUCTION

The Coastal Area Management Act of 1974 establishes a cooperative program of coastal area management between local governments and the State. Land use planning is intended to be central to the local government's involvement, because it gives local leaders an opportunity to establish and implement policies to guide the development of their community.

The Kure Beach Land Use Plan is an expression of long range planning goals in which the local government has set forth its major policies concerning desirable future development over the next ten years.

The land use plan is an important policy document at local, regional, state and federal levels. The users, in addition to the Town of Kure Beach, are regional councils of government, state and federal permitting agencies, and public and private funding and development groups.

Local Government Uses

The plan provides policy guidance for decisions related to overall community development, and provides the basis for land development regulations and capital facilities programming. Planning for the provision of capital intensive services, such as central sewer and water, is aided by the land use plan's identification of likely growth trends and by plan policies which will effect growth.

Local Land Development Uses

Developers and investors (including prospective residents) can use the land use plan as a primary source of information about the community. The plan provides data and analysis on present development patterns, capacity of community facilities, population and growth patterns, and physical limitations, all of which are useful in market analyses and other feasibility studies. The plan also provides the investor with information about the community's preferences for development types, densities, and locations.

Regional Uses

The Kure Beach Land Use Plan will be used by the Cape Fear Council of Governments for regional planning purposes and in their function as regional clearinghouse (A-95) for state and federal funding programs. The local plan indicates to this agency what types of development the community feels are likely and where the development should take place.

State and Federal Uses

Local land use plans are used in the granting or denial of permits for various developments within the coastal area. State and Federal agencies must ensure their decisions consider the policies and land classification system established by this plan. The Coastal Area Management Act stipulates that no development permit may be issued if the proposed development is inconsistent with the local land use plan. Similarly, decisions related to the use of federal or state funds within the community and projects being undertaken by state and federal agencies themselves must also be consistent with the local plan.

EXISTING CONDITIONS

The existing conditions section of the plan presents brief descriptions of the conditions pertinent to land use in Kure Beach. General section headings include: Existing Land Use, Policy Documents and Land Use Controls, Economic Conditions, Traffic and Parking Conditions, Community Facilities, Physical and Environmental Constraints, and Community Design Structure. Sources for the existing conditions section are generally cited in the course of the text and include the N.C. Department of Natural Resources and Community Development, N.C. Department of Transportation, the N. C. Department of Administration, local officials, and personal observations by Satilla Planning, Inc.

Existing Land Use

Land use in Kure Beach is in the process of undergoing a dramatic change. The original platted portion of the town remains a mix of single family and 2, 3, and 4 family dwellings with commercial uses (primarily motels) located in the central part of town along the beachfront and U.S. 421. To the north and south of the original Kure Beach, large tracts of oceanfront and oceanview property, undeveloped at the time of the last land use plan update in 1980, are being developed or are planned for development.

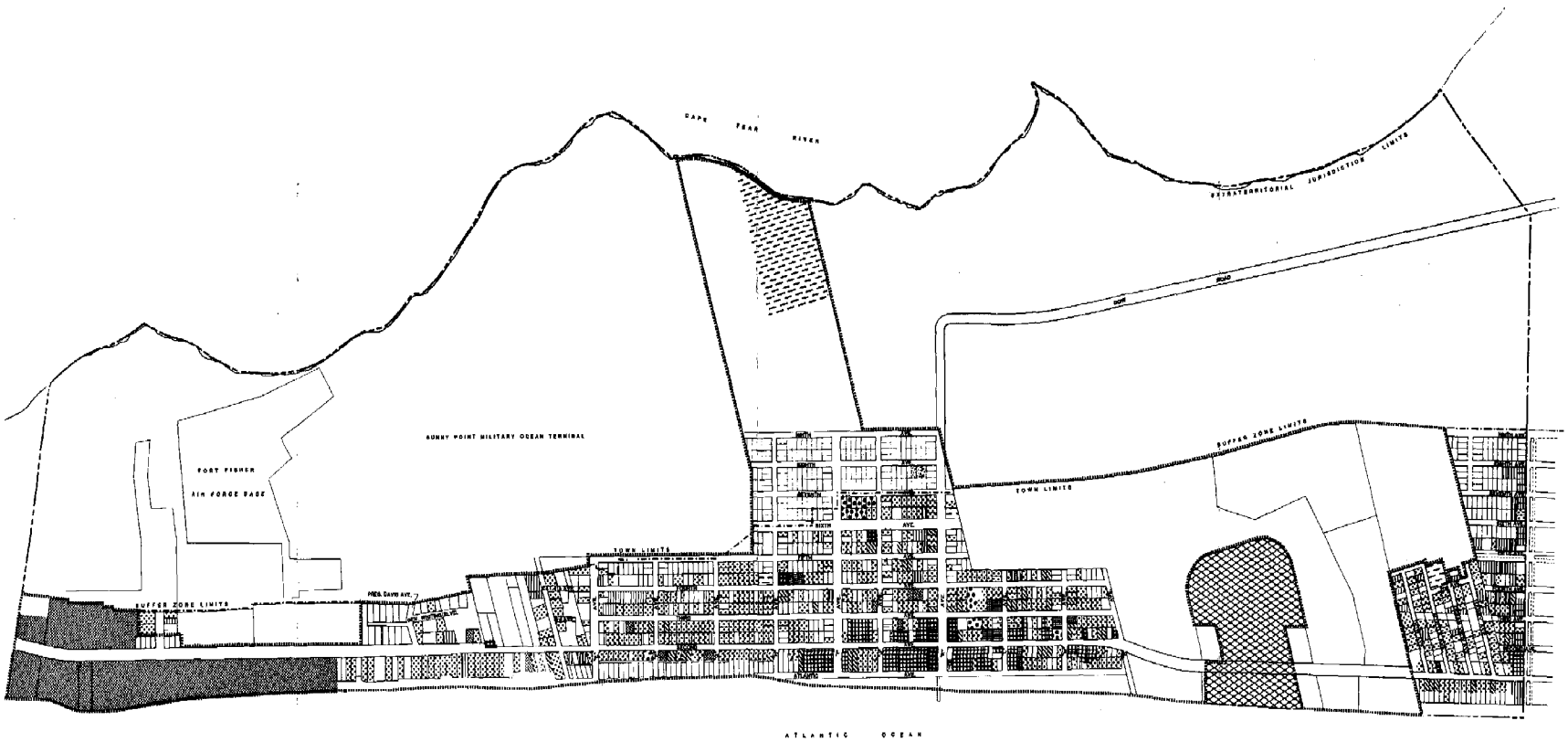
The following is a brief summary of land use as it was found by field survey in late 1984. For purposes of simplification, land scheduled to be annexed by May 31, 1985 was counted within the Kure Beach town limits. Acreage counts are noted on Table 1 (page 3); residential density figures are detailed in Table 2 (page 5). Existing land use is graphically displayed on Map 1.

Residential

Generally, residential land use in Kure Beach has been placed in five categories: single family; 2, 3, 4, and 5 family; condominium/multi-family; motels and cottages; and mobile homes. The motel and cottage category could arguably be placed in the commercial category; it has been included under residential for purposes of peak population estimates. A summary of dwelling unit counts and residential densities is given under Table 2.

Single Family

The predominant residential land use in Kure Beach is single family residential, with 45.7 acres in that category within the town limits. There are 442 single family dwellings in Kure Beach. Net residential density for these units is 9.7 dwellings per acre. This density, rather high by most suburban standards, where lots are generally 10,000 square feet or greater, is attributable to the preponderance of 5000 square foot lots.



LEGEND:

- RESIDENTIAL
- SINGLE FAMILY DETACHED
- MOBILE HOME
- DUPLEX / TRIPLEX
- MULTI-FAMILY
- COMMERCIAL MOTEL
- COMMERCIAL
- TRANSPORTATION & UTILITIES
- INDUSTRIAL & RELATED
- PUBLIC & INSTITUTIONAL
- PARKS & OPEN SPACE
- VACANT

KURE BEACH, N.C.

EXISTING LAND USE

MAP 1

Prepared By: SATILLA PLANNING
200 Osborne Street
St. Marys, Georgia

Mapping Data: JANUARY, 1985

Town Limits: May, 1985

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, N.O.A.A.

Table 1. EXISTING LAND USE ACREAGE COUNTS[1]

Land Use	Town Limits (to May 31, 1985)	Extraterritorial	Total
Single Family	45.7	12.1	57.8
2, 3, 4, 5 unit Multi-Family	7.7	.9	8.6
Multi-family (6 or more units)	24.2	0	24.2
Motels/Cottages	8.7	.7	9.4
Mobile Homes	2.8	6.7	9.5
Total Residential	**89.1**	**20.4**	**109.5**
Planned Residential	158.6	0	158.6
Non-Motel Commercial	2.2	.1	2.3
Institutional	2.0	0	2.0
Utilities	6.6	.5	7.1
Recreation	22.4	0	22.4
Industrial	29.5	0	29.5
Streets and Roads	62.0	14.1	76.1
Vacant Land	43.6	13.8	57.4
Subtotal	**416.0**	**48.9**	**464.9**
Fort Fisher AFB	0	150.0	150.0
Buffer Zone	76.4	820.7	897.1
TOTALS	**492.4**	**1019.6**	**1512.0**

[1] From Satilla Planning field survey conducted October - November, 1984.

In the Wilmington Beach/Hanby Beach extraterritorial area, 12.1 acres of land are developed with 102 single family units. This yields a slightly lower density of 8.4 units per acre. The average single family density for the total planning area is 9.4 dwellings per acre of land developed with single family uses.

Two, Three, Four and Five Family

Some 128 units in Kure Beach fall into this category, at an average density of 16.6 units per net acre. Only 10 units were counted in this category in the extraterritorial area, lowering the average density for the full planning area to about 16 units per acre of land in this category.

Condominium/Multi-family

This category accounts for the oceanfront developments of Ocean Dunes (156 units) and The Riggings (36 units). These developments account for 24.2 acres of land, giving this category, traditionally the most dense residential land use, the lowest residential density figure in Kure Beach (7.9 units per acre).

Motels/Cottages

This category is easily the most intense residential or commercial land use in Kure Beach. There are some 329 motel rooms and cottages within the town limits, located on only 8.7 acres of land. One 24-unit motel, on .7 acres, is found in the Hanby Beach/Wilmington Beach area. Together, this use averages 37.6 rooms/units per acre; about normal for most motel uses.

Mobile Homes

By far the largest concentration of mobile homes is located in Wilmington and Hanby Beaches: 57 units are located on 6.7 acres there. Twenty-eight mobile homes can be found within the Kure Beach town limits. Average density for both areas is 8.9 units per acre.

Planned Residential

A total of 158.6 acres has been placed in the planned residential category (see Table 1). This category accounts for undeveloped land slated for development at Ocean Dunes and the newly masterplanned Kure Beach Club, on lands formerly owned by International Nickel (INCO). Another 200 units (all multi-family) are planned at Ocean Dunes; the Kure Beach Club masterplan calls for a total of 1400 units.

The Ocean Dunes property contains some 31.2 acres, of which 17.5 acres have been developed on the oceanside (156 multi-family units). Full development is planned for 356 multi-family units, of which 22 non-oceanfront units had been constructed as of late

Table 2. DWELLING UNIT COUNTS AND RESIDENTIAL DENSITY[1]

	Single Family	2 to 5 Units	Mobile Homes	Multiple Family	Motel/ Cottages	Total
Within Town Limits						
Units	442	128	28	192	329	1119
Acres	45.7	7.7	2.8	24.2	8.7	89.1
Density (du/acre)	**9.7**	**16.6**	**10.0**	**7.9**	**37.8**	**12.6**
Extra-territorial						
Units	102	10	57	0	24	193
Acres	12.1	.9	6.7	0	.7	20.4
Density (du/acre)	**8.4**	**11.1**	**8.5**	**0**	**34.3**	**9.5**
Total Planning Area						
Units	544	138	85	192	353	1312
Acres	57.8	8.6	9.5	24.2	9.4	109.5
Density (du/acre)	**9.4**	**16.0**	**8.9**	**7.9**	**37.6**	**12.0**

Planned Residential

	Single Family	Multi-family	Totals
Units	310	1290	1600
Acres	54.2	104.4*	158.6
Density (du/acre)	**5.7**	**15.9**	**11.8**

[1] From Satilla Planning field survey conducted October - November, 1984.

*Acreage counts included for Kure Beach Club property include all open space and recreation areas.

1984. When completed, this development will have an average density of 11.4 units per acre.

The first phase of development in Kure Beach Club will contain 396 multi-family units on 22.76 acres. The entire masterplanned area, which contains 144.9 acres, will eventually provide 310 single family lots and 1090 multi-family dwellings. The project includes 14.8 acres of green space and beach frontage, and a club house on one acre of land. Single family lots will average 5 to 7 units per acre (6000 to 8000 square foot lots). Multi-family areas will have a net density of 19.6 units per acre; if open space and recreation areas are added, this figure drops to 12 units per acre.

Residential: Summary

A total of 89.1 acres of residential land can be found within the town limits, 21.4 percent of the non-buffer zone or Air Force Base land within Kure Beach. Planned residential land, all of which will lie within the town limits before it is developed, accounts for nearly twice this acreage, 158.6 acres. Once the residentially planned land is developed, residential land will account for sixty percent of the non-buffer zone/Air Force Base acreage in Kure Beach.

A total of 1312 dwelling units now exist in Kure Beach and its extraterritorial planning area. Over forty percent of these (544 units) are single family dwellings. Some 27 percent of all units in Kure Beach and its extraterritorial area are motel rooms. Condominium/multi-family units now make up 15 percent of all dwellings in the planning area. This figure will increase, perhaps dramatically, in the next few years as new multi-family construction outstrips the slow pace of single family development. The remaining categories, 2 to 5 unit dwellings and mobile homes, make up about 11 and 6 percent, respectively, of the total dwelling count.

Nearly half (42 percent) of the land in the Hanby and Wilmington Beach area is residentially developed. Of the remaining land in these subdivisions, 29 percent is allocated to streets and roads, and almost all of the rest (28 percent) is vacant. Residential densities are fairly high compared to most communities; they are probably fairly typical for North Carolina beach communities, however. Ranked in order from highest (most dense) to lowest (least dense) for the total planning area, the motel/cottage category is highest, with an average density of 37.6 rooms or units per acre. This category is followed by the two to five family category (16 units per acre). The single family category is third, with 9.4 dwellings per acre. Mobile homes are only slightly less dense than single family dwellings, at 8.9 units to the acre. In last place is the condominium/multi-family category, at 7.9 dwellings per acre.

When planned residential developments are added to existing dwelling counts, rankings are affected as follows:

- The single family category falls from 9.4 units per acre (third) to 7.6 units per acre (fifth).
- The condominium/multi-family category increases from fifth place (7.9 units to the acre) to third by doubling in density (14.1 units per acre).
- The other categories maintained their previous positions.

While the shift in the condominium/multi-family category seems dramatic, it should be remembered that development of the Kure Beach Club property (1090 multi-family units) will be phased in over a number of years, subject to market conditions.

The planned dwelling unit count (1600 units) exceeds that of the present dwelling count (1312). The planned units, which will be developed over a multi-year time frame, depending on market conditions, will result in the doubling of Kure Beach's housing stock at some point in the future (see **Growth Trends**, page 25 - 28).

Non-Motel Commercial

When motels are counted in the residential category in Kure Beach, the amount of land in commercial uses drops to a very small percentage of overall developed land. Only 2.2 acres of commercial land is found within the town limits. Most of this commercial acreage is found in the central business district located on K Avenue on the ocean side of U. S. 421. Only one business, located on .1 acre, is located in the Hanby/Wilmington Beach area. Commercial uses include convenience stores, three restaurants, and small shops. (The Kure Beach Pier is accounted for under the recreation category).

Institutional

The two acres in this category includes the Kure Beach Town Hall, storage and maintenance property owned by the Town, the U. S. Post Office, and churches and church-owned property.

Utilities

This category includes the newly activated sewage treatment lagoon in the buffer zone near Dow Road, well sites, and a radar tower.

Recreation

This category includes acreage leased by the Town from Sunny Point Military Base within the buffer zone for recreation purposes, a small park at the corner of K and Atlantic Avenues also leased by the Town, and the privately owned Kure Beach fishing pier.

Industrial

The 29.5 acres in this category are those still in use for testing by the International Nickle Company.

Streets and Roads

There are 62 acres of streets and roads within the Kure Beach town limits, nearly two-thirds the amount of land currently used for residential purposes. In Wilmington and Hanby Beaches, a similar proportion of the land (14.1 acres) is used for streets and roads.

Vacant Land

Due to the masterplanning of most of the currently vacant land in the Kure Beach planning area, this category is limited primarily to vacant lots within previously platted areas. There is about two-thirds as much acreage in vacant lots (43.6 acres) within the Kure Beach town limits as there is in residentially developed lots (64.9 acres). These lots will probably continue to develop at a slow to moderate pace through infill development.

The same ratio is true for the Wilmington/Hanby Beach extra-territorial area, with 20.4 acres of developed platted land and 13.8 acres of undeveloped property.

Vacant land by category of ownership is displayed on Map 2. Most of the undeveloped land in Kure Beach has received preliminary or final development approval and is owned by development firms or corporations. Undeveloped platted lots are largely owned by individuals.

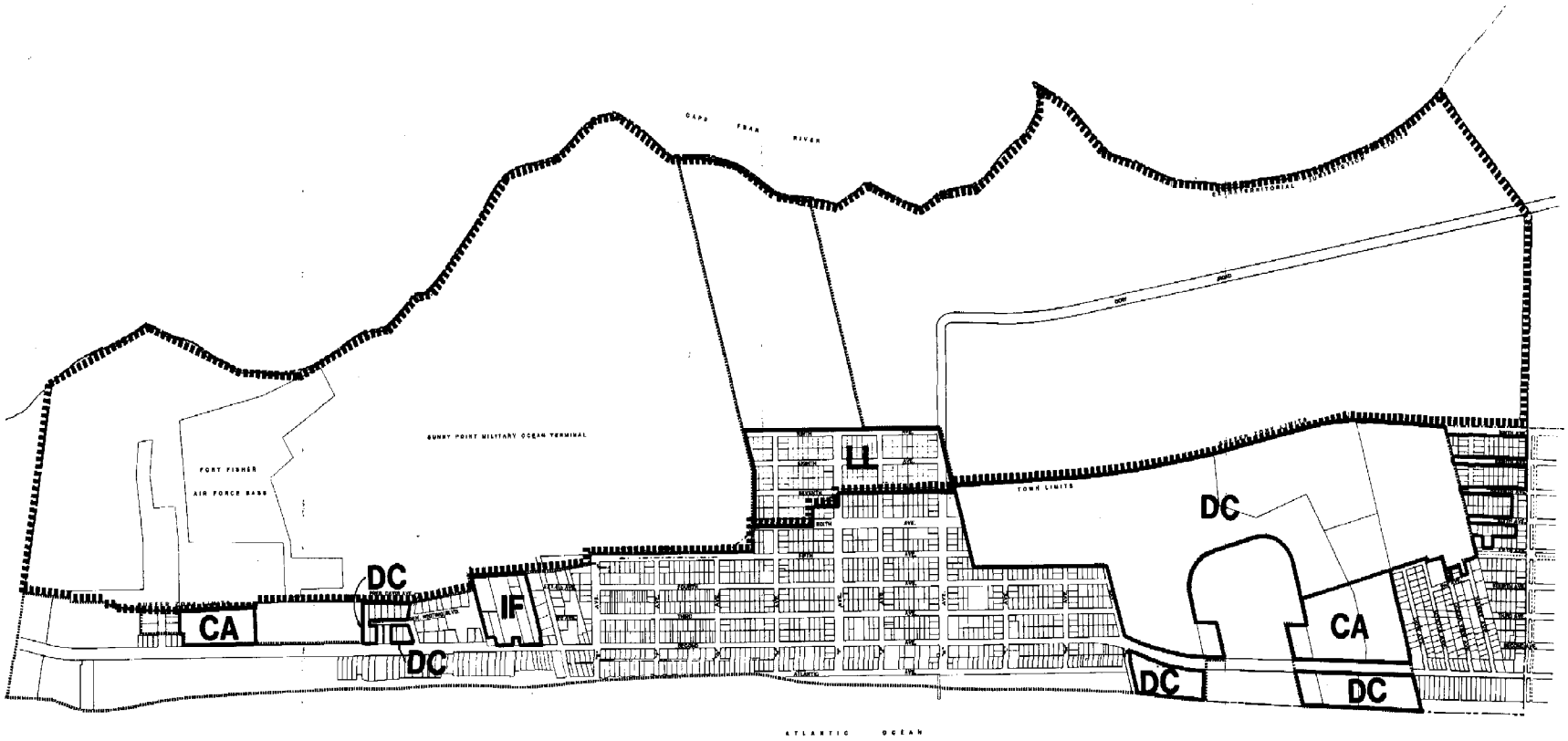
Summary: Developable Land

There are about 465 acres of developed or developable land within Kure Beach's planning jurisdiction. A little less than 50 acres of this falls into the Hanby/Wilmington Beach area. About 12 percent of the land is vacant; 58 percent is developed residentially or planned for residential development.

Other lands within Kure Beach's jurisdiction include the Fort Fisher Air Force Base (150 acres), and the Sunny Point Buffer Zone. Due to military restrictions, the likelihood of future development in these two areas is remote. The buffer zone contains twice the acreage of the developable land within Kure Beach's planning area, nearly 900 acres. Although there are over 1500 acres within Kure Beach's planning jurisdiction, less than a third can be developed (30.7 percent) at the present time.

Land Use Compatibility Problems

At the present time, there are no major land use compatibility problems in Kure Beach. Potential problems include:



LEGEND:

- **IF** INDIVIDUAL OR FAMILY
- **CA** DEVELOPMENT COMPANY WITH PRELIMINARY APPROVAL FROM TOWN
- **DC** DEVELOPMENT COMPANY
- **LL** SUNNY POINT LANDS LEASED TO KURE BEACH
- SUNNY POINT BUFFER ZONE

KURE BEACH, N.C.

VACANT LAND OWNERSHIP

MAP 2

Prepared By:	SATILLA PLANNING 200 Osborne Street St. Marys, Georgia
Mapping Date:	JANUARY, 1988
Town Limits:	May, 1988

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- o the U. S. 421 corridor as traffic loads increase
- o the remote possibility of development or alteration of the Sunny Point Buffer zone

An analysis of traffic potential on U. S. 421 is discussed under Impacts on Community Facilities - Transportation (pages 29 - 30). At this time, there are no known plans to alter the prohibition on development within the Sunny Point Buffer zone.

Policy Documents and Land Use Controls

In addition to an on-going, CAMA approved land use planning program, the Town of Kure Beach enforces a zoning ordinance and subdivision regulations within the town limits and extraterritorial jurisdiction. Kure Beach has passed various ordinances affecting its municipal jurisdiction; the most recent of these is cited here. The Town also enforces the North Carolina Building Code, the FEMA Flood Insurance Program, Coastal Area Management Act (CAMA) minor permit regulations and a Sand Dune Protection Ordinance for areas in its jurisdiction.

1980 Land Use Plan

This document, authorized under the Coastal Area Management Act, superceded the first Kure Beach Land Use Plan and contains basic land use information and policy statements on issues related to land use and environmental protection in Kure Beach. The Coastal Area Management Act requires that participating communities update their land use plans every five years. The 1985 Land Use Plan Update supercedes the 1980 Plan.

Carolina Beach - Kure Beach Thoroughfare Plan (1973)

This plan maps proposed improvements in the Carolina Beach - Kure Beach area. The recommendations of the plan for the Kure Beach area are more fully discussed under Traffic and Parking Conditions (page 12) and Transportation - Impacts on Community Facilities (pages 29 - 30).

Zoning Ordinance

The Kure Beach Zoning Ordinance was codified in 1974. The Ordinance divides the Town into twelve zoning districts, of which nine are residential and three are commercial. The ordinance prescribes allowable uses, maximum height limits, minimum parking requirements, and other requirements for the various districts, and contains provisions for variances and non-conforming uses.

Subdivision Regulations

This ordinance was adopted in September, 1981 and provides

procedures and site requirements for the subdivision and platting of land in Kure Beach and its extraterritorial area. Included by amendment are exceptions for planned developments.

Annexation Ordinance

Adopted October 2, 1984, this ordinance extended the Town's boundaries to include new areas south of E Avenue and north of N Avenue, effective May 31, 1985. The Town boundaries (as of May 31, 1985) are shown on Map 1 (see page 2).

Water and Sewer Tap Fee Ordinance

Kure Beach's Water and Sewer Tap Fee Ordinance was established in August, 1982. The fees apply to all residential uses and motels.

Economic Conditions

Kure Beach is a quiet beach community with limited retail commercial and service businesses. Its nearest neighbor, Carolina Beach, is witnessing a housing boom, with spinoff effects on the construction and development industry and the provision of retail service businesses. Within the next five years, Kure Beach is scheduled to witness the construction of over 1000 dwelling units. Services and additional commercial businesses are likely to follow any substantial new construction.

The Town contains two roughly defined areas which contain a mix of commercial uses: along K Street between the Atlantic Ocean and Third Street, and along U.S. 421 between K Street and the town limits. Actual commercial zoning is more extensive, including most of the motel areas and an area near the town limits where K Street approaches Dow Road.

Significant amounts of the commercially zoned land are not intensely developed. With the exception of larger motels and businesses in or near the oceanfront block of K Street, many buildings in the commercial zone are old and/or prime for redevelopment. Constraints on future development or redevelopment of land in the commercial zones include the small sizes of most lots, the lack of areas for offstreet parking, and, along the oceanfront, the combination of minimum zoning setbacks and existing CAMA setbacks.

Traffic and Parking Conditions

Kure Beach is accessible from Wilmington and Carolina Beach via U.S. 421 and Dow Road. U.S. 421 is a four lane road from Wilmington to Carolina Beach. It decreases to two lanes in Carolina Beach; however, U.S. 421 is paralleled by Dow Road between Carolina and Kure Beaches. It is also possible to travel to Southport via a ferry service located five miles south of town at Fort Fisher.

N.C. Department of Transportation ADT's (average daily traffic counts) for 1983 for U.S. 421 near the Kure Beach central business district are 2,800 cars per day. Traffic counts on Dow Road, which runs through the Sunny Point Buffer Zone, average 650 ADT. Counts on K Street near its intersection with U. S. 421 are also 650 ADT.

At present, traffic circulation generally presents only seasonal problems, with the exception of the Dow Road - K Street intersection. Dow Road, a higher speed alternative to U.S. 421 between Carolina Beach and Kure Beach, curves into K Street at an awkward angle which poses a serious safety hazard. The Town has made several efforts to get N.C. DOT to reduce the sharp angle of the curve.

A transportation plan for the Carolina Beach - Kure Beach area adopted locally and by the State in 1973 calls for the extension of Dow Road from its intersection with K Street to a point just north of the Fort Fisher Museum on U. S. 421.

Parking

Parking poses a problem in Kure Beach during the peak summer months when the Town's population and day visitorship are highest. Problems include congestion in the central business district, where onstreet parking serves beach, fishing pier and commercial users. Unauthorized roadside parking along unpaved shoulders in beachfront areas poses environmental and maintenance problems as well.

The Town is planning to erect beach access signs at its many beach access locations. These signs will also be used to direct traffic to access points served with parking areas.

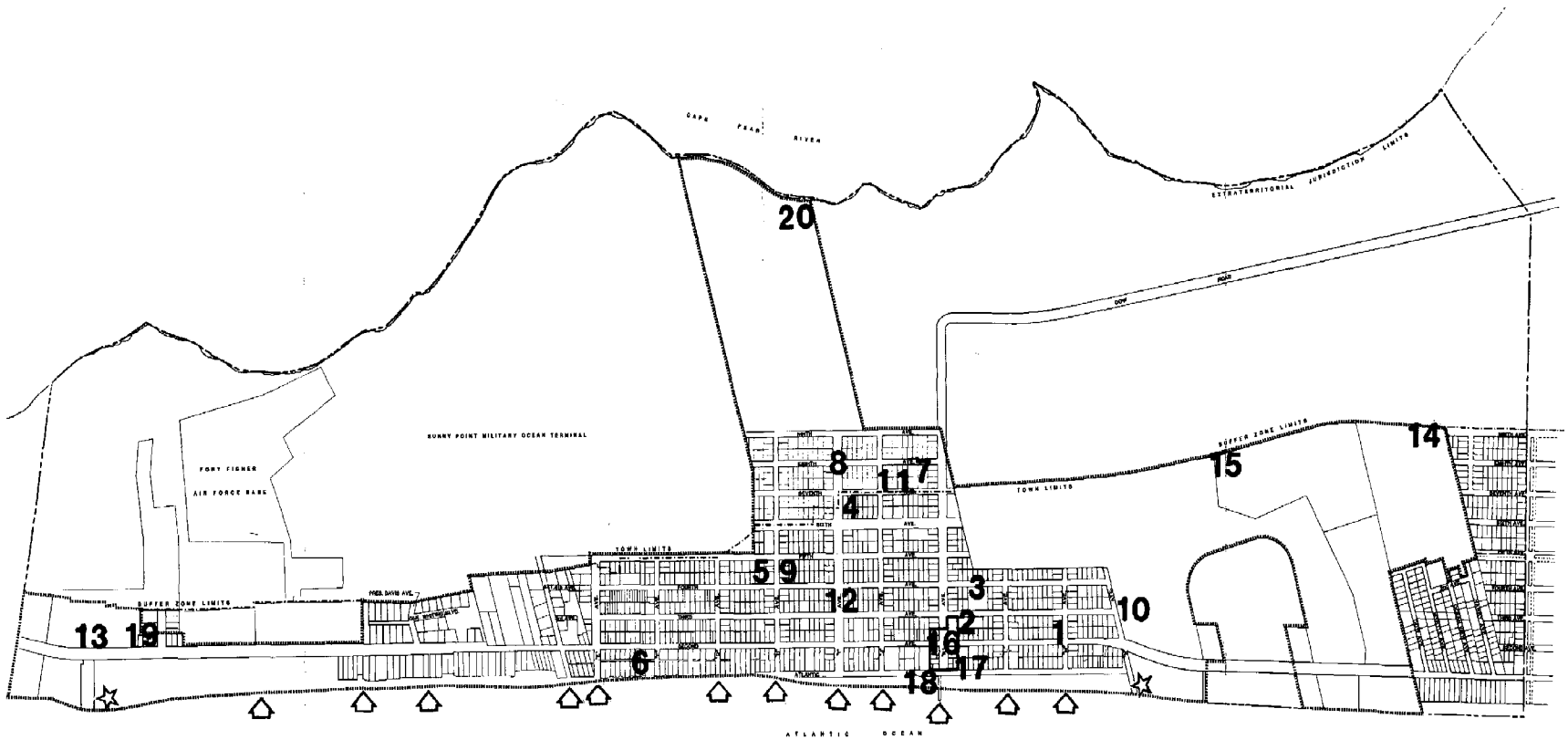
Community Facilities

Kure Beach's key community facilities include sewer and water distribution, oceanfront bulkheads, police and fire, the Town Hall, and beach access and recreation areas.

Sewer

Kure Beach's existing sewage treatment collection system extends to all of the areas within the current town limits, including the present satellite annexation area. Flows are linked to the Carolina Beach waste treatment plant via a main lift station near the center of town and two forced mains located at Ocean Dunes and The Riggings.

The Carolina Beach wastewater treatment plant is a regional facility with a capacity of 1.5 million gallons/day (mgd). Kure Beach's flow allocation is 365,000 gpd.



LEGEND:

☆ EXISTING BEACH ACCESS CROSSOVER POINT

⌂ UNDEVELOPED BEACH ACCESS POINT

1-POST OFFICE

2-TOWN HALL, WELL #1 & WATER TOWER

3-CHURCH

4-CHURCH

5-TOWN SHOP

6-LUTHERN RETREAT

7-TOWN TENNIS COURTS

8-RECREATIONAL LANDS LEASED FROM ARMY

9-SEWAGE LIFT STATION

10- WELL #2

☐ PRIMARY FIRE DISTRICT

11-WELL #3

12-WELL #4

13-WELL #5

14-KBC PHASE I WELL UNDER CONSTRUCTION

15-KBC PHASE III PROPOSED WELL

16-TOWN PARKING - 74 SPACES

17-LAND LEASED BY TOWN

18-KURE BEACH PIER

19-BEACH ACCESS PARKING

20-SEWAGE TREATMENT FACILITY

KURE BEACH, N.C.

COMMUNITY FACILITIES

MAP 3

Prepared By:	SATILLA PLANNING 200 Osborne Street St. Marys, Georgia
Mapping Date:	JANUARY, 1988
Town Limits:	May, 1988

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The two communities are currently working on an agreement to increase sewage treatment capacity by 350,000 gpd at a cost of over $230,000. Kure Beach has indicated a desire for an allocation of approximately 24 percent of the new capacity, which would make an additional 84,000 gpd available for Kure Beach development.

A further expansion of 750,000 gpd is also being considered for the regional facility. Kure Beach may participate in this expansion on a percentage basis, but is not yet committed due to uncertainties regarding cost of the expansion.

The Town of Kure Beach recently reactivated a 100,000 gpd sewage treatment lagoon in the buffer zone just off K Avenue in order to provide sewage treatment for the first phase of the Ocean Forest development, Kure Beach Club. The work was financed by the developers of Kure Beach Club. The reactivation was the first phase of an extensive sewage treatment expansion agreement between the developers of Ocean Forest and the Town of Kure Beach. The 144.9 acre Kure Beach Club tract has been annexed into the Town as a result of this agreement. The sewage treatment expansion will increase lagoon treatment capacity to 575,000 gpd. Ninety percent of the resulting capacity is expected to serve the planned Kure Beach Club development, with about 60,000 gpd remaining for future needs in other parts of Kure Beach. This is further discussed under **Growth Trends** (p. 21).

Water

Potable water is supplied in Kure Beach through a municipal system which taps the tertiary aquifer. There are presently four wells in operation in Kure Beach; a fifth, which will serve the first development phase of Kure Beach Club, is under construction. The location of these wells is shown on Map 3. Well depth of active wells ranges from 158 to 202 feet.

The Town owns a 75,000 gallon elevated storage tank and has a 1000 gpm (gallons per minutee) pumping capacity. Peak use averages 500,000 gpd in summer, and 150,000 gpd in winter. Two more wells will be added in the near future: one at Ocean Dunes (west side of U. S. 421), and one additional well in conjunction with the Kure Beach Club development. A new water tower will also be added on the north end of town.

A discussion of water quality and use capacity issues relevant to Kure Beach can be found under **Physical and Environmental Constraints** (see pages 17 - 18).

Bulkheads

Most of the beachfront between the Kure Beach Pier and N Avenue along Atlantic Avenue is bulkheaded. These bulkheads are maintained by the Town of Kure Beach. About 100' of wooden bulkhead (between L and N Avenues) was damaged during Hurricane Diana and was repaired with federal funds.

Police and Fire

Kure Beach maintains a volunteer fire department consisting of 19 members. The main fire house is located in the Town Hall building on Third Street. The department has two Class A pumpers; one capable of pumping 750 gpm, the other 1000 gpm. There is a mutual aid agreement in effect with Carolina Beach. The fire department serves the corporate limits of Kure Beach, including satellite annexation areas. The Town's fire rating is currently 8.

The Town of Kure Beach employs a police chief and four fulltime police officers. The force is supplemented by unpaid auxillary officers when necessary. The police department is also housed at Town Hall. During the summer months, the Town maintains a staff of 6 to 8 lifeguards.

Kure Beach has established a primary fire district in its downtown area (see Map 3). This area, which has long been developed, is characterized by minimal or non-existent setbacks from property lines and public right of ways. Construction standards within the primary fire district are more stringent than other areas of the Town for fire code reasons related to the relaxed building setbacks.

Town Hall

The Kure Beach Town Hall, located on Third Street, currently houses the police and fire departments, building inspections, and administrative offices. As part of the October, 1984 annexation agreement between the Town and the developers of Kure Beach Club, a one acre tract has been donated to the Town for purposes of building a new Town Hall. The property adjoins the old town limits line at N Avenue.

Beach Access

There are numerous beach access points along Kure Beach's long oceanfront. One of these access points, located near the south end of the Ocean Dunes development, includes 20 parking spaces and a dune crossover walk (designated on the Community Facilities Map with a star). There are four other dedicated beach access points within the Ocean Dunes project. Current Town plans are to direct as much beach access traffic as possible in the Ocean Dunes vicinity to the crossover supported by the parking area.

The main improved beach access point in "traditional" Kure Beach is located at K Street and Atlantic Avenues, at the heart of the Town's commercial district. Over 80 parking spaces are located here, serving the needs of commercial, beach and fishing pier users.

Additionally, there are ten (10) unimproved street-end access poinnts within the (May 31, 1985) town limits. Many of these

have room for several parking spaces. The Town is in the process of acquiring beach access signs for these access points. There are also several access points in the Hanby Beach/Wilmington Beach extraterritorial area. Additionally, there is informal use of property along the beachfront now owned by the developers of Kure Beach Club for beach access.

The Town of Kure Beach applied for beach access funds for improvement to three of the street-end access points in September, 1985. The Town's future plans are to develop access points on an incremental basis utilizing existing street ends, which will provide limited parking at regular intervals along the beach strand.

Recreation

Most recreation activity in Kure Beach centers around the beach itself and the Kure Beach fishing pier. Facilities available in the Town include over twenty acres within the buffer zone leased for recreation purposes from Sunny Point Military Base and over 80 parking spaces along K Street and Atlantic Avenue providing access to the beach, pier and main commercial areas. A 50' by 50' lot on the northwest corner of Atlantic Avenue and K street (in the vicinity of the Kure Beach Pier) is used as a picnic area through an informal arrangement with the owner.

Use of the buffer zone recreation area is limited by the primary use of the buffer zone, which serves as a blast zone for Sunny Point Military Terminal on the west side of the Cape Fear River. Recreation activities excluded under the terms of the lease agreement include:

- Overnight camping
- Any activity involving the congregation of more than 25 persons per city block at any one time
- Activities which require the construction of habitable buildings

The Town maintains two tennis courts and a basketball court in the leased area.

Physical and Environmental Constraints

Physical Limitations to Development

Soils

Soils in Kure Beach were analyzed according to their development suitability for five indicators:

- depth of seasonal high water table
- drainage conditions
- bearing capacity
- septic tank capability
- local roads and streets

Based on these five indicators, soils have been classified in one of four categories:

- suitable
- moderately suitable, some drainage needed
- marginally suitable if drained
- highly unsuitable, flooding common

Most soils in the Kure Beach planning area fall within the suitable or moderately suitable categories. Soils classified as suitable have slight limitations for all of the development indicators and generally are excessively well drained. Soils in the suitable category include Kureb sand and Rimini sand.

Soils classified as moderate include Newhan fine sand and Newhan-Urban Complex. These soils, which together accommodate most of the developed areas within the Kure Beach planning area, have slight to moderate characteristics for the indicators.

Two soil classifications were placed in the marginally suitable category. Leon sand and Lynn Haven fine sand, poorly draining soils which require substantial site alteration in order to undergo development, have been placed in this category. Newly annexed areas to the north of N Avenue are characterized by these soils.

Potable Water Supply

Kure Beach draws its potable water supply from the tertiary limestone aquifer, commnly known as the Castle Hayne aquifer. The N. C. Division of Environmental Management conducted a water use survey in the Kure Beach area in 1974. At that time, water usage ranged from a low of 30,000 gallons per day (gpd) to a high of 125,000 gpd. Present usage has increased substantially since that time. Daily water usage in winter is about 150,000 gpd; peak use in summer ranges up to 500,000 gpd.

The potential for salt water intrusion into the Kure Beach water supply is presently unknown. Salt water intrusion can occur either laterally (due to the proximity of brackish water to the well field) or vertically (in which a cone of depression, caused by the withdrawal of large amounts of water, taps brackish water and draws it into the well field).

Because peak water usage has increased several times in the last ten years, and because the potential for salt water intrusion does exist, Kure Beach should consider establishing a water monitoring program to test for chlorides (an indicator of salt water intrusion) for each of its well sites.

Hazard Areas

Sunny Point Buffer Zone

A substantial amount of the land within Kure Beach's extraterritorial planning jurisdiction lies in the Sunny Point Buffer zone. The buffer was established by the U. S. Government to prevent damage and loss of life from possible explosions associated with the Sunny Point Military Base, a munitions depot, across the Cape Fear River. Generally speaking, the Town has limited control over this area.

Hurricane Hazard Areas

In 1983, the North Carolina Coastal Resources Commission adopted rules for hurricane hazard planning for all coastal communities. One of the first requirements in planning for storm hazards is the identification of hazard areas and those structures at risk within them. As part of the hurricane guidelines, classifications for hazard areas were defined as follows:

Severity Rank 1: Ocean Erodible AEC's, Inlet Hazard AEC's, and Estuarine Shoreline AEC's

Severity Rank 2: Federal Emergency Management Administration (FEMA) V-zones and Coastal Wetlands AEC's

Severity Rank 3: FEMA A-zones

Severity Rank 4: Rest of community

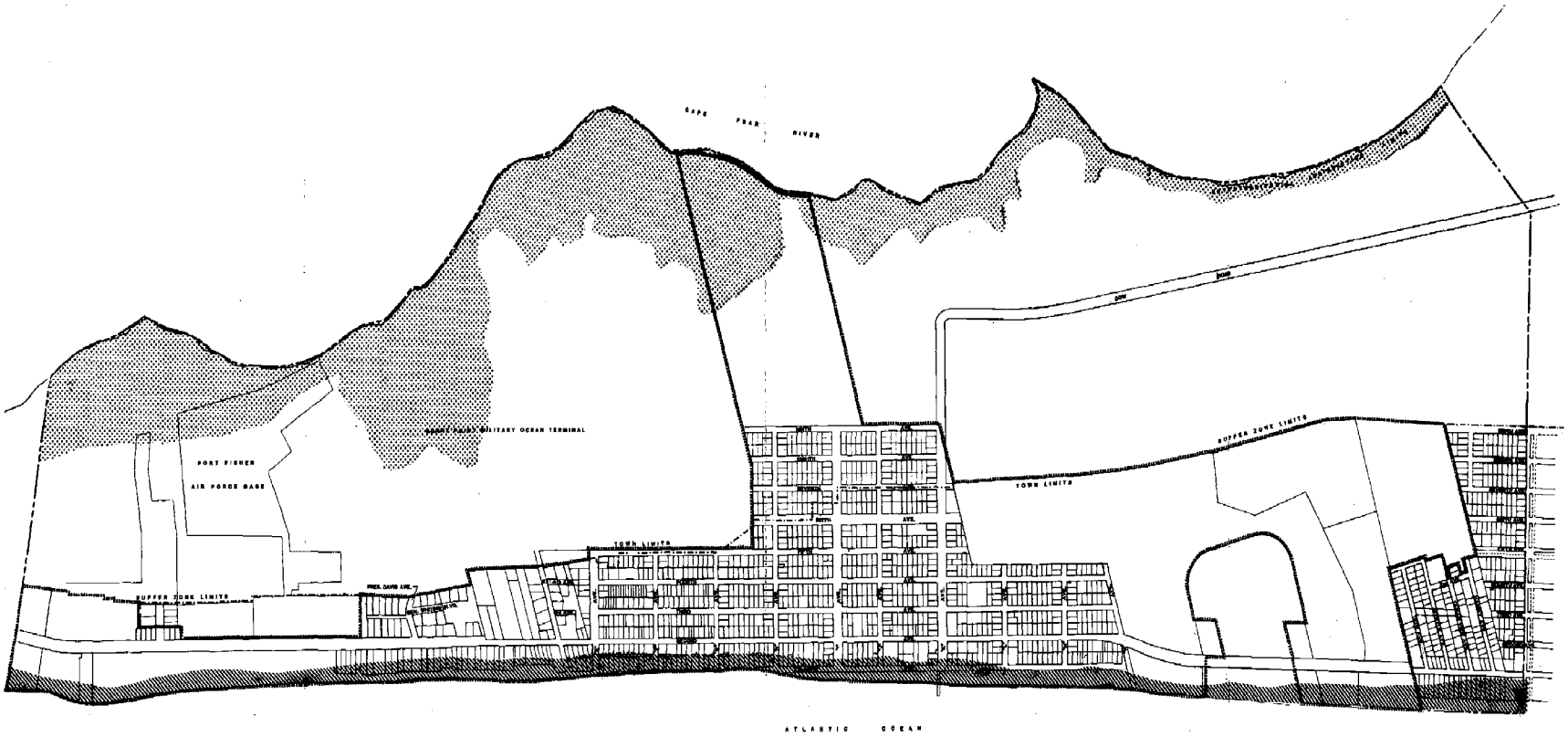
Due to the unusually high elevations found in this beach community, the only hazard area applicable within Kure Beach's jurisdiction is the Ocean Erodible AEC (Hazard Area 1). These areas are potentially subject to erosion and scour, wave action and battering, flooding and high winds in hurricane or tropical storm conditions. Hazard areas in Kure Beach are shown on Map 4.

Within Town Limits:

22	Single Family Residential	1	Restaurant
6	Duplex/Quadplex units	1	Commercial Fishing Pier
6	Motels		

Within Extraterritorial Area:

7	Single Family Residential	2	Duplexes
7	Mobile Homes		



LEGEND:

FLOOD HAZARD AREA - 100 YEAR FLOOD PLAIN ("A" ZONES)

FLOOD HAZARD AREA ("V" ZONES)

KURE BEACH, N.C.

FLOOD HAZARD AREAS

MAP 4

Prepared By:	SATILLA PLANNING 200 Osborne Street St. Marys, Georgia
Mapping Date:	JANUARY, 1988
Town Limits:	May, 1988

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, N.O.A.A.

By comparing Map 1 (Existing Land Use, page 2) with Map 4 (Flood Hazard Areas), the reader can get a picture of land uses at risk in Kure Beach. Most of the residential uses located in the hazard area are older buildings which probably could not be replaced with other or newer structures given applicable local and state setbacks. The most significant uses at risk are the motels, only one of which is an aged structure. The six motels mentioned here represent a total of 166 rooms, about half the motel rooms available in Kure Beach. Most of these structures are protected by a seawall, portions of which date back to the 1940's. The Kure Beach community has a vested interest in the continued protection of these structures, as they constitute a substantial portion of the commercial tax base.

With the exception of high tax value uses (primarily motels) located in the Ocean Erodible Area, the built environment in Kure Beach is exceptionally well-protected from unneccessary risk from tropical storms and hurricanes in comparison with most other beach communities.

Fragile Areas

Areas of Environmental Concern

Areas of Environmental Concern (AEC's) are sensitive environmental and cultural areas protected by the Coastal Area Management Act (CAMA). General categories of these areas are identified through state guidelines according to the Administrative Procedures Act, as administered by the Division of Coastal Management. Special areas of local or regional environmental or cultural significance can be nominated as AEC's by individuals, groups or governing bodies.

AEC's lying within Kure Beach's jurisdiction include Coastal Wetlands, Estuarine Waters, Estuarine Shorelines, Public Trust Areas, Ocean Erodible Areas, High Hazard Flood Areas, and Natural and Cultural Resource Areas.

Coastal Wetlands are defined generally as any marshland subject to regular or occasional flooding by tides. These wetlands are the breeding and nursery grounds for fish and shellfish species which make up over ninety (90) percent of North Carolina's commercial catch.

Estuarine Waters are defined as all waters of the Atlantic Ocean within the state boundaries and all waters of the bays, sounds, rivers and tributaries seaward to the dividing line between coastal fishing waters and inland fishing waters, as defined by North Carolina law. Their productive significance is similar to that of coastal wetlands. Additional benefits include the stimulation of the coastal economy through operations required to serve coastally-oriented commercial and sporting industries.

Estuarine Shorelines are non-ocean shorelines which are especially vulnerable to erosion and flooding. They extend landward a distance of 75 feet from the mean high water level along all estuarine waters.

The significance of estuarine shorelines lies in their proximity to sensitive coastal systems. Estuarine shorelines are also subject in many areas to intense development activities which may have a potentially detrimental impact on those sensitive systems.

Public Trust Areas can be generally defined as all estuarine water areas and all lands under such waters, and may also include artificially created bodies of water (and the lands underneath) to which the public has rights of access and/or navigation.

Ocean Erodible Areas are areas were there exists a substantial possibility of excessive erosion and significant shoreline fluctuation. The seaward boundary of Ocean Erodible areas is the mean low water line. The landward boundary is variable and is determined on a site to site basis, calculated from the first line of stable vegetation to a recession line based on past erosion rates for the area as determined by the Coastal Resources Commission.

High Hazard Flood Areas are those areas subject to high velocity waters in a storm having a one percent chance of being equaled or exceeded in any given year. These areas correspond with "V-zone" areas mapped on flood insurance rate maps prepared by the Federal Insurance Administration, U. S. Dept. of Housing and Urban Development.

Natural and Cultural Resource Areas are defined as areas containing environmental, natural or cultural resources of more than local significance in which uncontrolled or incompatible development could result in major or irreversible damage to natural systems or cultural resources.

Fort Fisher Coquina Outcrop

The Fort Fisher Coquina Outcrop is a yellow marl rock formation composed of seashells and fossilized animal remains located along and underlying the beach strand in the vicinity of Ocean Dunes Condominiums. Rock formations of any kind are rare along the North Carolina shoreline, and the outcrop was placed on the N.C. Registry of Natural Heritage Areas in March, 1982.

Beach Erosion

Like all beachfront communities, oceanfront property in Kure Beach is subject to erosion. The Town is concerned with certain current CAMA regulations and feels that the Department of Natural Resources and Community Development needs to review these regulations with respect to certain unique situations that exist in the Town of Kure Beach (see Ocean Hazard Areas policies, pages 32 -

33). The Town feels that the regulations regarding setbacks in ocean hazard areas as now written are severely restricting the low density, controlled growth of the Kure Beach community.

The Town of Kure Beach has placed a formal request with the U.S. Army Corps of Engineers to fund a beach renourishment program.

Areas With Resource Potential

Areas within Kure Beach's planning jurisdiction which may be considered to have resource potential include forested lands within the Sunny Point Buffer Zone.

Community Design Structure

Some of the key characteristics which help to define the Kure Beach community are displayed on Map 5, Community Design Structure. This map highlights significant community features, recent changes, and development trends through the use of designations such as:

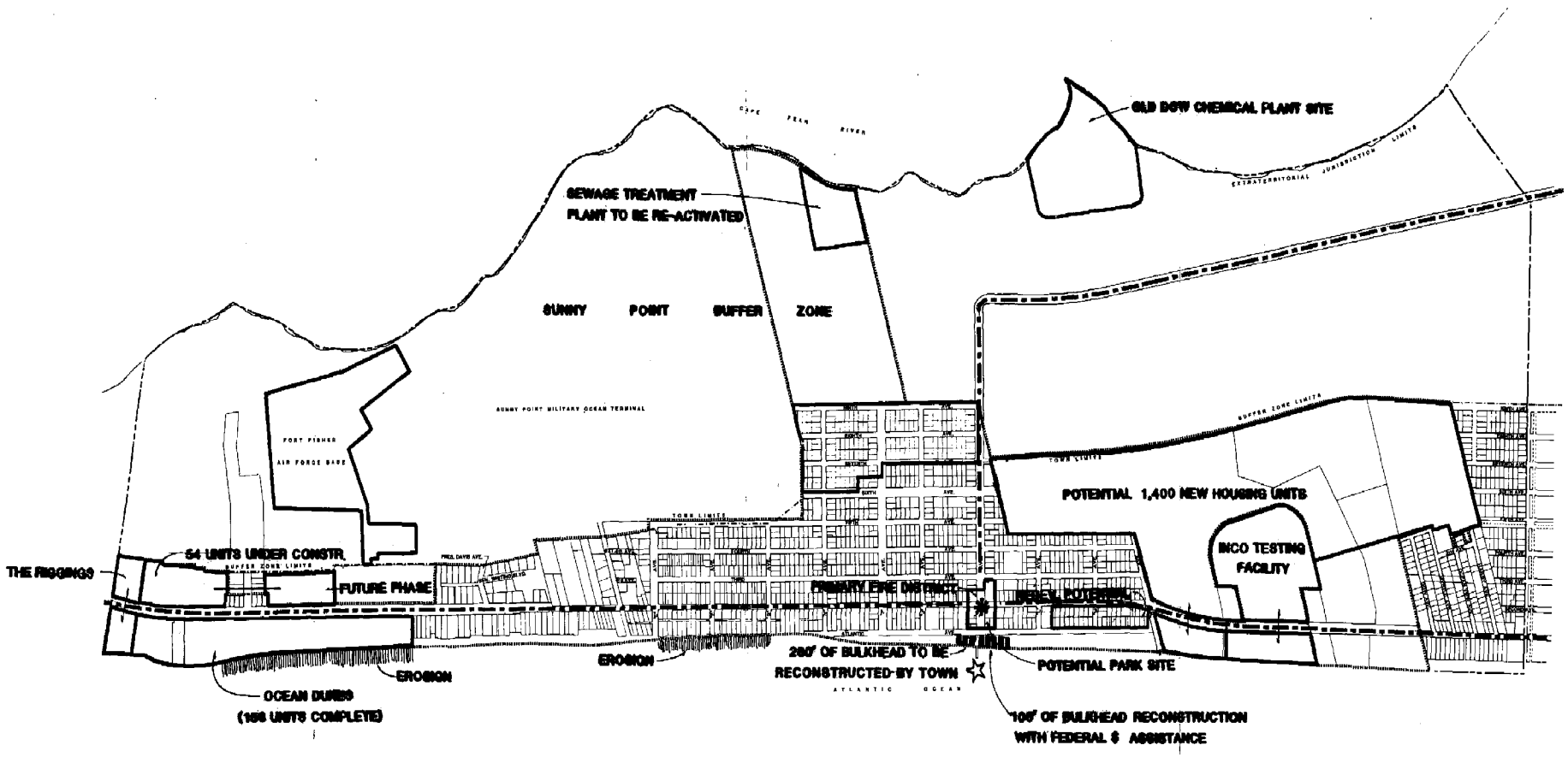
- Districts: these are sections of town with a two-dimensional character, which an observer mentally enters "inside of", and which are recognizable as having some common identifying character. There are many such districts in Kure Beach: Fort Fisher AFB, the proposed Kure Beach Club area, the primary fire district.

- Landmarks: these are usually simply defined physical objects that serve as reference points; a building, a sign, or, as in the case of Kure Beach, a fishing pier.

- Nodes: these are strategic points in the community which can be entered, such as an intersection or central gathering place. The center of Kure Beach's business district, on K Avenue east of U.S. 421, forms such a place.

- Pathways: these are the main channels along which an observer moves. In Kure Beach, U.S. 421 and Dow Road serve as key pathways.

- Edges: these are linear elements that can be seen but which are not used or considered as paths. Kure Beach's bulkheaded shoreline forms such an edge.



LEGEND:

- DISTRICT
- LANDMARK
- NODE
- PATHWAY
- EDGE

KURE BEACH, N.C.

COMMUNITY DESIGN STRUCTURE

MAP 5

Prepared By: SATILLA PLANNING
200 Osborne Street
St. Marys, Georgia

Mapping Date: JANUARY, 1985

Town Limits: May, 1985

The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, N.O.A.A.

GROWTH TRENDS

This section forecasts permanent and peak seasonal population over the ten year planning period and discusses likely impacts on community facilities during that time frame.

Population

The 1980 Census found that Kure Beach had a permanent population of some 611 persons. This represented an increase of some 55 percent over the 1970 population of 394. The average increase per year, 5.5 percent, represents a healthy rate of growth for a community with a largely seasonal economy.

The N. C. Office of State Budget and Management published an estimate of Kure Beach's July 1982 population in late 1983. This figure, 649, is a six percent increase over the 1980 census count.

If the average annual rate increase for the period 1970 to 1980 (5.5 % compounded) is used, the estimated population for 1985 would be 798. It should be kept in mind that this figure is based on 1980 town boundaries and does not account for new extra-territorial or annexed jurisdiction.

Data gathered during the recent citizen's survey can be used to project both permanent and peak seasonal population. Roughly 36 percent of survey responders who indicated they resided at least seasonally in Kure Beach said they were year round residents. This figure multiplied times the total number of housing units in Kure Beach, times the year round average occupancy rate, results in an estimated population of 1081 for the Kure Beach planning area for 1985.

Components of peak population include population groups that can be accounted for in terms of temporary, seasonal and long-term occupation of dwellings (a designation that for these purposes includes hotels, motels and other short term rental accommodations), and day visitors. For planning purposes here, a range of estimates for peak seasonal population has been calculated using a variety of data from the survey. Multipliers included occupancy rates by tenancy type (year round or seasonal) and an overall occupancy rate by tenancy type. Thus the calculation for the high estimate for year round residents involves multiplying a very high overall occupancy rate (95 %) times the number of year round units (472), times the peak seasonal occupancy rate for that group (6.9 persons per unit).

Table 3, Peak Seasonal Population, 1985, is found on the following page.

Table 3. Peak Seasonal Population 1985

	Occupancy Rate	Persons Per Dwelling	Total
Low			
Year Round (472)	.9	2.29	
Seasonal (840)	.6	3.3	
Total			**2,636**
Moderate			
Year Round (472)	.9	4.5	
Seasonal (840)	.8	5.5	
Total			**5,608**
High			
Year Round (472)	.95	6.9	
Seasonal (840)	.95	7.7	
Total			**9,239**

Speaking generally, it is difficult to project future population in a meaningful way for a community the size of Kure Beach. Factors other than past trends in birth, death and migration rates can sometimes provide more meaningful insight into potential population increases. Factors affecting future population in Kure Beach include:

- Planned developments which are expected to more than double housing stock in Kure Beach over the next few years.
- The seasonal nature of peak population loads.
- Kure Beach's location in a growing resort/retirement area.
- The desirability of Kure Beach and vicinity as a resort/retirement location.
- The availability of land suitable for development of resort/retirement homes in Kure Beach and its immediate area.
- Proposed changes to the federal tax code which may curtail the economic viability of resort and retirement residential developments, or other market factors which may accomplish the same end.

A key factor in future growth for Kure Beach is the planned development of all but a small portion of presently vacant land within the next five years (Kure Beach Club and the completion of Ocean Dunes). The legal agreement for the provision of services between the Town of Kure Beach and the developers of Kure Beach Club calls for a "build out" of the development within five years. Assuming the market for first and second home and resort development remains healthy, it is likely that these units will be built and occupied, on at least a seasonal basis, within the next ten years.

The projections below have been calculated using the same variables as were used in making the 1985 estimates. However, it is difficult to anticipate whether or not occupancy and tenancy rates for these new units will be similar to those currently found in Kure Beach.

Peak Seasonal Population Estimates - 1995

Low	5,851
Moderate	12,447
High	20,506

These estimates indicate a more than doubling of peak seasonal population within this time frame.

Impacts on Community Facilities

The doubling of Kure Beach's housing stock over the next few years will require the Town's continued attention to the provision of necessary municipal services. Areas which can be expected to require increases in personnel include police and fire protection, town administrative staff, and building inspections. Town facilities, particularly for office space, may need to be expanded to keep pace with increasing personnel requirements.

Sewage Treatment Capacity and Water Supply

The Town has a formal agreement regarding the provision of wastewater treatment facilities and water storage and delivery systems for the planned development which is expected to provide most of the new growth within the planning timeframe (see Sewer, and Water, pp. 12 - 14).

There are 57.4 undeveloped acres within the Town's jurisdiction, mostly in the form of 5,000 to 8,000 square foot lots, which will require sewage treatment capacity in order to be developed. Additionally, about 150 units planned for Ocean Dunes do not yet have a commitment for sewage treatment capacity. Using multipliers of 5 to 8 units per acre for undeveloped lots,

infill potential for platted land ranges from 290 to 460 units. Based on past growth trends for lot by lot development, this infill development can be expected to occur slowly, with perhaps only a few such units added each year.

Kure Beach recently obtained approval for the reactivation of a 100,000 gpd capacity sewage treatment lagoon which is expected to serve the first phase of the Kure Beach Club development. The Town is in the process of establishing an agreement with the Town of Carolina Beach to help finance a sewage treatment capacity expansion of 350,000 gpd. The Kure Beach share is expected to be 24 percent of the total, or about 85,000 gpd. This allocation can be expected to serve roughly 225 new residential units (based on an average unit size of 2.5 bedrooms per unit at 150 gpd per unit). Treatment capacity retained by the Town in conjunction with the Kure Beach Club agreement should result in capacity for about 150 units based on the same ratio.

The placement and capacity of new wells, water storage facilities and water delivery systems planned in conjunction with masterplanned development is expected to be sufficient for these needs with enough additional capacity to serve infill development.

Transportation

U. S. 421, which runs directly through the heart of Kure Beach within one block of the Atlantic Ocean, provides the only route to the N. C. Marine Resources Center, Fort Fisher Historical Museum and its recreation area, a regional beach accessway at Fort Fisher, and the state-run Fort Fisher - Southport ferry landing. These facilities attract a large day visitorship, particularly during the summer, and subsequently, a sizeable amount of pass-through traffic for the Town of Kure Beach. The State maintains a traffic counter in this vicinity which indicated peak daily use during the summer of 1984 ran as high as 5,000 vehicles.

The 1973 Throroughfare Plan for Kure and Carolina Beaches called for the extension of Dow Road from its present intersection with K Street to a point just north of the Fort Fisher Museum on U. S. 421. The State has no immediate plans to construct the extension. Additionally, the planned extension would not correct the sharp right angle curve which directs traffic onto K Street from Dow Road.

Average Daily Traffic (ADT) counts as measured by the State Dept. of Transportation indicated loads on U. S. 421 at 2,800 vehicles per day. However, according to trip generation standards derived by the State of Florida, peak seasonal traffic loads may be much higher. The standards use a multiplier based on residential land use which is then multiplied by density per acre times the number of acres for each category. (Figures used are: single family, 11 trips per day per unit; multi-family, 8 trips per day per unit; mobile home, 5 trips per day per unit.

These figures result in higher trips per unit ratios than presently used by the North Carolina D.O.T.)

Using this method to calculate peak traffic loads, current summer traffic counts could be as high as 11,680 ADT. If accurate, this traffic load is distributed over the entire roads system in Kure Beach; however, a majority of the load would be placed on the major arterial, U.S. 421.

The same methodology can be used for planned residential development. The planned 1,600 units, at full occupancy, would generate more than twice the estimate given for existing residential development in Kure Beach, about 13,700 ADT. Unless a traffic link is developed to connect the development with Dow Road, more than 75 percent of this figure would impact directly on U. S. 421.

Figures also generated by the State of Florida can be used to estimate the number of extra lanes needed to accomodate the expected additional traffic. According to this formula, a two land road serving residential areas can accomodate 11,775 ADT adequately (this places the road classification in the "C" category, where "A" is very low utilization and "F" is maximum utilization).

With the development of all known planned residential areas in Kure Beach, the combined peak ADT counts for U. S. 421 and Dow Road would be in the vicinity of 20,000 ADT. If most of this traffic is funneled onto U. S. 421, the road will require widening to four lanes, or it would drop into the "F" classification. If about 75 percent of the newly generated traffic can be accomodated on Dow Road, no lane-widening would be required for either road.

There are several prerequisites for handling the additional traffic on Dow Road. First, the road must be extended to serve the Fort Fisher area. Second, there must be an access linking Kure Beach Club and Dow Road. Ideally, this access should be designed as the primary access for the most heavily populated portions of Kure Beach Club.

The timeframe for the development of most of the new dwellings associated with Kure Beach Club (over 1000 multi-family units) is relatively short. Plans now call for development of all multi-family units within five years.

LAND USE POLICIES

RESOURCE PROTECTION

Areas of Environmental Concern

Kure Beach will support and enforce through its CAMA permitting capacity the State policies and permitted uses in the Areas of Environmental Concern (AEC's). The State policy statements for AEC's offer protection for Kure Beach's fragile and significant environmental resources through CAMA permitting procedures. In accordance with those policies set forth in subchapter 7H of the North Carolina Administrative Code, Kure Beach adopts the following policies concerning AEC's within its jurisdiction.

The Estuarine System

Although very little of Kure Beach's jurisdiction falls into or affects the estuarine system directly, in recognition of the enormous economic, social and biological values the estuarine system has for North Carolina, Kure Beach will promote conservation and management of the estuarine system as a whole, which includes the individual AEC's: coastal wetlands, estuarine waters, public trust areas, and estuarine shorelines.

The management objective for the system shall be to give highest priority to the protection and coordinated management of all the elements as an interrelated group of AEC's, in order to safeguard and perpetuate the above stated values, and to minimize the likelihood of significant loss of private property and public resources.

Specific policies regarding acceptable and unacceptable uses within the individual AEC's of the estuarine system are stated below. In all cases the particular location, use, and design characteristics shall be in accord with the general use standards for coastal wetlands, estuarine waters, and public trust areas as stated in NCAC Subchapter 7H.

- Coastal Wetlands: Acceptable land uses may include utility easements, fishing piers, and docks. Unacceptable uses may include, but would not be limited to, restaurants, businesses, residences, apar tments, motels, hotels, floating homes, parking lots, private roads, and highways.

- Estuarine Waters: Appropriate uses may include simple access channels, structures which prevent erosion, navigational channels, boat docks, marinas, piers, and mooring pilings.

- Public Trust Areas: In the absence of overriding pub-

lic benefit, any use which significantly interferes with the public right of navigation or other public trust rights which apply in the area shall not be allowed. Projects which would directly or indirectly block or impair existing navigational channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters shall, in general, not be allowed.

Uses that may be allowed in public trust areas shall not be detrimental to the public trust rights and the biological and physical functions of the estuary. Examples of such uses include the development of navigational channels or drainage ditches, the use of bulkheads to prevent erosion, the building of piers, docks or marinas.

- Estuarine Shoreline: Suitable land uses within the estuarine shoreline AEC are those compatible with both the dynamic nature of estuarine shorelines and the values of the estuarine system.

  Residential, recreational, and commercial land uses are all appropriate types of use along the estuarine shoreline provided that all standards of NCAC 15 Subchapter 7H relevant to estuarine shoreline AEC's are met.

Ocean Hazard Areas

In recognition of the critical nature of ocean hazard areas due to their special vulnerability to erosion and dynamic processes and their possible danger to life and property because of natural forces, Kure Beach supports the efforts of the Coastal Resources Commission to protect coastal property.

The Town of Kure Beach has requested an informal evaluation of circumstances unique to ocean hazard areas within its original corporate boundaries through the N. C. Department of Community Development and Natural Resources. This section of oceanfront is unique along the coast due to unusually high elevations (in most cases above the 100 year flood plain), a long history of bulkheading (certain sections have been continuously bulkheaded since the 1940's), and unusually low erosion rates.

Kure Beach is additionally unique in that its central commercial district is located directly adjacent to the bulkheaded oceanfront. Geographical and development patterns leave few choices for the location or relocation of further commercial development in other areas. Kure Beach is bounded to the west by the Sunny Point Buffer Zone, and to the north and south by private residential developments. Its major north-south corridor, U.S. 421, bisects commercial areas which are affected by ocean erodible setback standards.

Because of these limitations, the continued imposition of ocean hazard setbacks based on the standards used for commercial structures of 5,000 square feet or more or residential structures of four units or more may have a profound effect on the economic viability of Kure Beach's central business district. Many of the structures in the central business district which are located in areas subject to these setbacks are old and/or in need of major rehabilitation. Rehabilitation or new construction of uses permitted or encouraged by the Kure Beach Zoning Ordinance may not be possible in these areas under the conditions imposed by the setbacks.

The ocean hazard area designation for Kure Beach includes the AEC's of ocean erodible areas and high hazard flood areas.

Suitable land uses in ocean hazard areas generally are those which eliminate unreasonable danger to life and property and which achieve a balance between the financial, safety, and social factors involved in hazard area development. Ocean shoreline erosion control activities and dune establishment/stabilization are acceptable types of land uses. Residential, commercial and recreational land uses and parking lots for beach access are also acceptable types of use in ocean hazard areas provided that:

- The setback measurements established by Subchapter 7H are met.
- Mobile homes are not located within high hazard flood areas.
- Development does not involve the significant removal or relocation of frontal dune sand or vegetation thereon.
- Development is consistent with minimum lot size, setback requirements, or other relevant requirements established by local regulations.
- Development implements means and methods to mitigate or minimize adverse impacts of the project as required by NCAC 15 Subchapter 7H.
- Development of growth-inducing public facilities such as sewers, waterlines, roads, bridges, and erosion control measures occurs only in cases where:
    - national or state interest and public benefits are clearly overriding factors,
    - facilities would not exacerbate existing hazards or damage natural buffers,
    - facilities would be reasonably safe from flood and erosion control related damage, and

- o facilities do not promote growth and development in ocean hazard areas.

- o Development will not create undue interference with legal rights to public access and use of such areas.

Natural and Cultural Resource Areas

These fragile coastal natural resource areas are generally recognized to be of educational, scientific or cultural value because of the natural features of the particular site. Individual AEC's included in this general category are: coastal complex natural areas, coastal areas that sustain remnant species, unique coastal geologic formations, significant coastal architectural resources, and significant coastal archaeological resources.

No natural or cultural resource AEC's have been designated in Kure Beach. A potential area for such designation would be the Fort Fisher Coquina Outcrop, located near Ocean Dunes. However, this area has been placed on the N.C. Registry of Natural Heritage Areas, and is also classified as Conservation on the Land Classification Map.

Kure Beach supports State policies described in NCAC 15 Subchapter 7H regarding use standards for development in designated fragile coastal natural or cultural resource areas.

Stormwater Runoff

Urban type development, often well outside designated AEC's, can pose a serious threat to the health and productivity of the estuarine system through the rapid discharge of pollutants washed off impervious surfaces such as streets, roofs, and parking lots by rain.

Kure Beach's location (adjacent to ocean-oriented AEC's and buffered from wetland and estuarine water areas by the Sunny Point Buffer Zone) means its stormwater impacts on these systems are slight.

The Town presently requires a drainage plan review in conjunction with new residential development and also requires that a minimum of twenty (20) percent of the area planned for development remain as open space.

- o Kure Beach will continue to enforce its current policies regarding drainage and stormwater runoff and work to ensure that future development impacts on the estuarine system are kept to a minimum.

Marinas, Floating Homes, and Sound and Estuarine Islands

Because of the prohibition on most kinds of development within the Sunny Point Buffer Zone, these issues are not applicable to areas within Kure Beach's jurisdiction.

Off-Road Vehicles

Off-Road Vehicles are not allowed on the strand at Kure Beach as specified in the terms of the Town's Off-Road Vehicle Ordinance.

Shoreline Management

Kure Beach will institute a comprehensive system of shoreline management that produces the most financially feasible and environmentally acceptable means of protecting and managing the economic and natural values represented by the beach. Specific policies and implementation methods are described under erosion control, channel maintenance and beach renourishment, dune maintenance and protection, and protection of wildlife policies (see below).

Erosion Control

The maintenance and reconstruction of existing groins and bulkheads shall be the preferred method of erosion control if there is a threat to life or property. If state and/or federal financing for beach renourishment becomes available, the Town retains the right to consider beach renourishment options for unprotected areas, protected areas, or any combination of the two.

Commitment to State and Federal Channel Maintenance and Beach Renourishment Projects

The Town of Kure Beach supports State and Federal efforts to maintain channels within its jurisdiction. It supports all State and Federal efforts to determine, finance and implement environmentally and aesthetically acceptable methods of beach renourishment consistent with locally adopted policies.

Dune Maintenance and Protection

The Town has had success with its pilot program to rebuild dunes on a voluntary lot by lot basis using sand fencing to stabilize eroding dunes. The Town encourages interested property owners to take the next step of reseeding existing dunes in order to increase stabilization, and will continue to offer sand fencing at cost.

- Dune maintenance and protection will continue to be used to supplement other erosion control methods and policies.

- Additional methods of dune maintenance and protection include the restriction of pedestrian traffic to designated beach access points and prohibition of motorized vehicles on the beach and the dunes system.

Protection of Wildlife

Shoreline erosion projects shall not take place in beach areas which sustain important wildlife species unless adequate mitigation measures are incorporated into the project design.

Project construction shall be timed to have minimum adverse effect on biological activity on the site.

RESOURCE PRODUCTION AND MANAGEMENT

Kure Beach's natural resources play a vital role in its economy. Protection of these resources is a prime concern to the Kure Beach community.

Potable Water

Because peak water usage has increased several times in the last ten years, and because the potential for salt water intrusion does exist, Kure Beach should consider establishing a water monitoring program to test for chlorides (an indicator of salt water intrusion) for each of its well sites.

Tourism

Kure Beach's waters and beaches are used for all types of water and beach oriented recreation, including fishing for pleasure. These resources are vital to the community's "family tourism" oriented economy. The Town of Kure Beach is committed to the protection and enhancement of its waters and beaches.

Commercial and Recreational Fisheries

The Town of Kure Beach encourages the protection and enhancement of North Carolina's sport and commercial fisheries industry.

Any development which will profoundly and adversely affect coastal and estuarine waters will be discouraged. Only those structures which are water dependent will be allowed to be placed near and to affect coastal and estuarine water habitats. In the design, construction and operation of water dependent structures, efforts must be made to mitigate negative effects on water quality and fish habitat, as determined by NCAC 15 Subchapter 7H and the Coastal Resources Commission. The developer and/or owner will bear the cost of any required mitigation.

PROVISION OF SERVICES

Public Sewerage System

It is the policy of Kure Beach that all residential and commercial development within the Town limits be served by the central sewage treatment system.

Kure Beach currently has an allocation of 24 % of the sewage treatment capacity of the regional facility at Carolina Beach. Discussions are presently underway to add additional treatment capacity to this system. Kure Beach expresses its intention to participate in any future expansion on a cost equitable basis based on its current allocation. Kure Beach reserves the right to evaluate expansion proposals in light of community needs and modify its participation as appropriate.

Public Water System

Kure Beach will continue to improve and maintain its central water distribution system in keeping with State standards and in order to provide adequate capacity for anticipated planned developments within the Town's jurisdiction. To this end, a detailed improvements schedule for water facilities has been formally adopted to coincide with the planned development of Kure Beach Club. The planned improvements will be adequate to serve both existing and planned needs plus additional capacity for infill development.

Transportation

According to the transportation needs assessment (see Impacts on Community Development - Transportation, page 23), traffic volumes on the major roads serving the Kure Beach area should increase significantly over the next five to ten years. If certain improvements are made to major corridors in the Kure Beach area, present roads and already planned improvements should be adequate to accommodate the forecasted increases.

In order to adequately accommodate the expected increase in traffic volumes, Kure Beach supports implementation of the following improvements.

- Extend Dow Road to U.S. 421 at Fort Fisher as shown in the present Thoroughfare Plan in order to accommodate at least half the projected traffic loads estimated to be generated by current combined uses and planned residential development scheduled to be completed within the next five years. This item should be given highest priority.

- Correct the hazardous curve at the intersection of Dow Road and K Street. The Town should actively pursue acquisition of a right of way easement through the

Sunny Point Buffer Zone from the U.S. Army in order to facilitate this improvement.

- Correct the hazardous curve leading to the N.C. Marine Resources Center south of Kure Beach.

- Add paved shoulders to U.S. 421 to accommodate bicycle traffic between Carolina Beach and Fort Fisher.

- Add designated crosswalks at beach access facilities offering parking to accommodate pedestrian traffic to the beach.

- Designate Dow Road as a bypass route to Kure Beach and other points south and erect signs directing through traffic to Dow Road at the U.S. 421 - Dow Road intersection in Carolina Beach.

Additionally, the Town supports the amendment of the existing Thoroughfare Plan, or the development of a new Thoroughfare Plan, to reflect the improvements supported by the Town of Kure Beach. The new or amended Thoroughfare Plan should recognize the following elements:

- The impact of peak seasonal traffic counts on major thoroughfares

- The impact of known planned development on average daily and peak seasonal traffic counts

- The need for traffic linkages between Dow Road and U.S. 421 to adequately serve the anticipated development of the non-buffer zone lands between N Avenue and the Hanby/Wilmington Beach area.

The most critical elements in accommodating the expected increase in traffic volumes are the Dow Road Extension and the need for traffic linkages connecting planned development areas and Dow Road. If the extension is not built, traffic which could be adequately handled by the combined capacity of Dow Road and U.S. 421 will overburden U.S. 421, leaving Dow Road underutilized.

Similarly, if linkages to Dow Road are inconvenient or inadequate to divert a substantial amount of newly generated traffic away from U.S. 421, the same situation could result. In either case, four-laning of U.S. 421 would probably be required. This would necessitate the acquisition of expensive and valuable property within one block of the ocean for rights of way.

A linkage which would resolve these problems would be cost-effective and of most benefit to both the State and the locality. There are several possible ways such a linkage could be established. The Town's policy regarding this issue is as follows:

- The Town, through its development review process, is requiring a connection to feeder streets to Dow Road and U.S. 421 as a condition of development approval.

Solid Waste Disposal

Kure Beach will continue to provide solid waste disposal services to its residents in an efficient, safe, and sanitary manner. The Town will pursue options to ensure that its service meets the needs of part-time or seasonal residents as well as full-time residents.

Fire Protection

Kure Beach will continue to support its volunteer fire department and abide by the existing mutual aid agreements with neighboring jurisdictions.

Police

Kure Beach will continue to provide law enforcement within its jurisdiction and make every effort to meet state standards for manpower in relation to population.

Town Facilities

The Town will investigate means of improving its current Town Hall, police and fire department facilities in conjunction with the development of a new Town Hall site.

- A spatial needs assessment should be conducted to determine the size of facilities required to carry out existing town government functions and meet any expected future needs (i.e., a building program).

- An analysis of desired facilities which might be accommodated on existing town land, such as a community center or park area, should be prepared. On completion of the needs analysis, the Town can assess the feasibility of acquiring any additional land needed to carry out specific improvements.

Financing Shoreline Protection

The costs of shoreline protection projects should be distributed on an equitable basis to those who derive the most economic benefit from it. Alternative methods for local share financing of needed improvements include:

- The establishment of an annual appropriation for shoreline improvements as part of the Town Budget. The source of these funds could come from:

    - the general property tax fund
    - room tax revenues, or a continuation of the coop-

erative arrangement with New Hanover County for the distribution of erosion control funds derived from room tax revenues
- o special assessments or service districts

The Town will consider and make estimates of the potential revenues to be generated through the various means described above and will pursue those methods found to be most equitable.

Recreation Improvements

Beach Access

In order to achieve several goals, the Town will develop a gradual improvements schedule which will implement long range improvements over a period of several years. These improvements:

- o Should be small in scale, such as a dune crosswalk, or dune crosswalk with a small parking area, with trash containers scheduled as part of the regular pickup route.

- o Should be scheduled to make maximum use of State Beach Access funds (generally, one to two projects such as that described above could be funded under one grant cycle).

- o Should be distributed strategically throughout the Town's jurisdiction so that improved sites are not concentrated in one area.

- o Should generally feature smaller parking areas rather than concentrations of parking. Smaller parking areas (four to eight spaces per crosswalk) are generally less expensive to build, police, and clean. Parking areas should have clearly marked spaces to prevent improper use of space.

Improvements handled in this way should minimize the chances of overuse or abuse of facilities. Additionally, the gradual implementation schedule will allow the Town to assess the impacts of the first round of improvements and make any modifications necessary to correct problems or abuses prior to making further improvements.

Other Recreation Facilities

Parks and Picnic Areas: The Town leases a 50' by 50' site directly across from the Atlantic Ocean and Kure Beach Pier on K Street which is currently used as a picnic area. Alternatives for consideration:

- o The Town could pursue the establishment of a more permanent arrangement regarding ownership or the right to improve this property, and/or identify other areas

which could be developed or improved as parks or picnic areas.

- The Town could negotiate for easements to desirable park areas as part of its development review or service provision arrangements with new developments.

- A park/picnic area could be developed as part of a community center concept (see below).

Community Center: The Town is currently planning to expand town government facilities using land acquired through negotiation with Kure Beach Club. If it is possible to meet several needs given existing town facilities, the following option may be considered:

- Any spatial needs assessment conducted to determine town government space needs should also examining the feasibility of incorporating a town community center or other recreation facilities, such as a park or picnic area, within Town expansion plans.

ECONOMIC AND COMMUNITY DEVELOPMENT

Kure Beach supports the development of residential, commercial and recreational uses within the Town consistent with other relevant policies and local land use regulations. The land use controls of Kure Beach are and will continue to be written and enforced to insure that proper and adequate measures are incorporated into the design, construction and operation of such developments so that any substantial negative impacts to neighboring land uses and the environment are minimized. All existing and new development shall be provided with necessary public services.

General Land Use Policy

It is the policy of the Town to permit only those land uses which enhance the Town as a family-oriented community for living and recreation. Examples of land uses consistent with this policy include single and multi-family residential uses, tourist-oriented businesses, including motels and vacation cottages, and supporting or service uses.

Uses specifically considered inconsistent with the above policy include manufacturing or other industrial uses which would create negative effects either on the Town's tourist-oriented economy or Town citizens in the enjoyment of their residences. Examples of such uses are energy facilities, landfills, and any expansion of military installations involving the storage or handling of explosives.

Location of Development

It is the policy of the Town to allow the location of development as consistent with local ordinances and state and federal regulations. Additionally, development shall be consistent with Natural Resource policies. The general location of the types of development suggested under this policy are graphically displayed in the Land Classification Map.

Timing and Density of Development

It is the policy of the Town that future development be consistent with existing and any future zoning or other regulatory limits imposed by the Town, and that development proceed in conjunction with the development of all necessary urban services.

Central Business District

Kure Beach supports the continued viability of its present central business district, particularly for those uses which support its general land use policy regarding tourist-oriented businesses. The Town's policy is to encourage development and redevelopment of these areas to meet these goals.

Extension of Sewage Treatment Services

It is the policy of Kure Beach to require annexation of adjacent areas desiring the extension of sewage treatment capacity. The intent of this policy is to insure that the potential for growth in or adjacent to Kure Beach does not exceed the limiting factor of sewage treatment capacity. This is in keeping with the Town's broader policy to insure that urban services are adequate for all development within the Town's jurisdiction. Implementation methods:

- The Town will review and revise all Town land use ordinances as necessary to insure consistency with the above policies.
- The Town has adopted appropriate zoning classifications for recently annexed areas and for its extraterritorial jurisdiction in accord with the above policies and the Land Classification Map and will continue to do so as necessary.
- The Town will continue its policy of requiring annexation as a condition of the extension of sewage treatment services, and will continue to assess the impacts of all proposed developments on its general service base.

Commitment to State and Federal Programs

Kure Beach supports those State and Federal programs and policies affecting its jurisdiction consistent with locally adop-

ted plans, policies and ordinances.

Intergovernmenntal Cooperation

The Town of Kure Beach maintains regular lines of both formal and informal communication with Carolina Beach and New Hanover County on issues of mutual concern. Kure Beach will continue to work together with neighboring governmental jurisdictions on important issues of mutual concern.

STORM HAZARD MITIGATION AND POST DISASTER RECONSTRUCTION PLAN

Very little of the land area within Kure Beach lies within the hazard areas defined in Before the Storm (McElyea, Brower, and Godschalk, Center for Urban and Regional Studies, UNC-CH, 1982). These lands, which lie within the ocean erodible hazard area, are subject to a number of local, state and federal standards which limit the placement or replacement of built structures within the hazard area.

Speaking generally, Kure Beach's existing mitigation policies meet the requirements for hazard mitigation planning outlined in Before the Storm. These policies consist of a combination of accompanying Land Use Plan policies and regulations established by the Town's land development ordinances. Specifically:

- Lands within the hazard areas are subject to CAMA setbacks for the Ocean Erodible AEC in combination with streetfront setbacks imposed by the Town's zoning ordinance, which in some instances severely limit or makes impossible the development of such lands without variances.

- The Town's policies support and are consistent with State policies and regulations for development in Areas of Environmental Concern.

- All new development must conform with the provisions of the North Carolina Building Code.

- The Town's flood plain development policies conform with all Federal and State requirements. New rate maps for the Town are under consideration and will be adopted shortly.

The Town's Post Disaster Reconstruction Plan is provided as a separate document. A summary of Post Disaster Reconstruction policies and procedures is outlined below. These policies presume intergovernmental cooperation with the New Hanover County Evacuation Plan and recovery procedures operations.

Kure Beach's Post Disaster Reconstruction Plan is organized in the following sections:

- Introduction
- Organization of Local Damage Assessment Team
- Damage Assessment Procedures and Requirements
- Organization of Recovery Operations
- Recommended Reconstruction Policies

The following provides a summary of the plan's most important provisions and policies from each of these five sections.

(1) Introduction. Defines plan purpose and use; identifies three distinct reconstruction periods: Emergency, Restoration and Replacement/Reconstruction. Outlines sequence of procedures to be followed to meet State and Federal Disaster relief regulations: 1) Assess storm damage and report to County, 2) County complies and summarizes individual community reports, 3) State compiles County data and makes recommendation to the Governor, 4) Governor requests presidential declaration, 5) Federal relief programs available.

(2) Organization of Local Damage Assessment Team. Outlines personnel available and sets up means for mayoral appointment of team.

(3) Damage Assessment Procedures and Requirements. The purpose of this phase is to rapidly determine immediately following a storm disaster: 1) number of structures damaged, 2) magnitude of damage by structure type, 3) estimated total dollar loss, and 4) estimated total dollar loss covered by insurance. To accomplish this, the plan establishes four categories of damage: 1) destroyed (repairs > 80 % of value), 2) major (repairs > 30 % of value), 3) minor (repairs < 30 % of value), and 4) habitable (repairs < 15 % of value). A color coding system is recommended for this phase of damage assessment. Total damage in dollars is estimated by taking the tax valuation times a factor to make prices current, then factoring these figures according to number of structures in each of the above damage classifications. Estimated insurance coverage is made by utilizing information as to average coverage obtained by insurance agencies on an annual basis.

(4) Organization of Recovery Operations. The Mayor and Board of Commissioners assume the duties of a Recovery Task Force. The Task Force must accomplish the following:

- Establish re-entry procedures.
- Establish overall restoration scheme.
- Set restoration priorities.
- Determine requirements for outside assistance and re-

questing such assistance when beyond local capabilities.

- o Keep appropriate County and State officials informed using Situation and Damage Reports.
- o Keep the public informed.
- o Assemble and maintain records of actions taken and expenditures and obligations incurred.
- o Proclaim a local "state of emergency" if warranted.
- o Commence cleanup, debris removal, and utility restoration activities undertaken by private utility companies.
- o Undertake repair and restoration of essential public facilities and services in accordance with priorities developed through situation evaluations.
- o Assist individual property owners in obtaining information on the various types of assistance that might be available from Federal and State agencies.

(5) Recommended Reconstruction Policies. The policies outlined are for the Mayor and Commissioners to consider after a storm occurs. It is impractical to determine at this time what specific responses are appropriate, since the circumstances surrounding a given storm can vary greatly. The following policy areas are discussed:

- o Re-entry. Not allowed until the Mayor determines it safe and initial damage assessment is complete. A list of property owners will be maintained and kept at S. R. 133 entry to town.
- o Permitting. Permits to restore previously conforming structures outside AEC's issued automatically. Structures suffering major damage allowed to rebuild to original state but must be in compliance with N.C. Building Code, Zoning, and Flood Hazard Regulations. Structures with minor damage allowed to rebuild to original state before the storm. Structures in AEC's allowed to rebuild only after determination has been made as to adequacy of existing development regulations in these special hazard areas.
- o Utility and Facility Reconstruction. Water system components repaired or replaced must be floodproofed or elevated above the 100 year flood level. Procedures established to effect emergency repairs to N. C. 133 if necessary.

- o Temporary Development Moratorium. To be considered after major storm damage for AEC's if existing regulations appear inadequate to protect structures from storm damage.

CONTINUING CITIZEN PARTICIPATION

Kure Beach actively encouraged citizen participation in the preparation of the 1985 Land Use Plan Update. Meetings of the Land Use Plan Task Force were announced to the public through press releases to local media and through the posting of notices at Town Hall. At least six meetings were held over the course of the planning process, usually on a monthly basis.

A citizen's survey was developed and mailed to all residents and property owners in Kure Beach in early March of 1985. The results of the survey were analyzed by the planning staff and discussed with Town officials prior to the development of new Town policies. The survey results provided insight into community values and were used to guide policy development and refinement. Particularly helpful were the results related to permanent and seasonal occupancy rates, which were invaluable in projecting future population, and the results of the recreation facilities and beach access questions, which helped form specific policies in these areas.

Additionally, the Kure Beach planning staff cooperated on a regular basis with the Town of Carolina Beach, exchanging information relevant to both communities, and with the New Hanover County Planning Department, which was most helpful in providing information relevant to hurricane evacuation issues.

In keeping with the Town's actions in the development of the 1985 plan update, the following public participation policies will continue to be implemented:

It is the policy of the Town to insure that all residents have equal participation status in land use or other public decisions that may affect them. While full participation rights shall be afforded to all citizens, the Town's first responsibility shall be to permanent residents.

In consideration of the relatively small resident population and geographical areas of the Town, and in recognition of the inability of some persons to participate in the land planning process, the Town of Kure Beach will utilize a variety of public education and participation techniques. These should include citizen surveys, public meetings and workshops, use of the news media to the extent that cooperation can be obtained, required public hearings and draft review.

The Town will follow a continuing land use planning process of problem identification, data collection, development of alter-

natives, policy formulation, development of implementation strategies, and monitoring.

Methods of implementation:

- In addition to required public hearings, no fewer than two public meetings and workshops should be held to discuss land use policies and alternatives.
- Citizen surveys should be distributed so that citizens unable to attend meetings and workshops will have an opportunity to express their opinions.
- Draft copies of the plan should be distributed to local officials for review and made available to the general public at Town Hall and other appropriate places.
- To insure that the planning process is continuous, the Town should conduct reviews of the policies set out in this plan as determined necessary by the Town Commissioners or Planning Board.

Several other methods may be used by the Town to further involve citizens. These techniques may include a registry of interested citizens who will be contacted concerning meetings, information available, or other developments in the land use planning process; distribution of educational brochures; and, taping of meetings and workshops so that interested individuals review actions taken at land use meetings.

LAND CLASSIFICATION

The land classification system for Kure Beach provides a graphic representation of Kure Beach's general land use policies. Classifications reflect existing land uses and the presence of urban services and have been devised to correlate with the Town's general land use policy, its policies on location, timing and density of development, and its policies on the provision and extension of urban services such as water and sewer lines.

Land classification is not intended as a regulatory mechanism but is only a tool to help implement policies. It provides a framework to be used by the local government to identify future land uses.

The land classes used here are derived from the five broad classifications desribed in NCAC 15, Subchapter 7B, the State land use planning guidelines. The five classes are Developed, Transition, Community, Rural and Conservation. Three of these categories are applicable to Kure Beach: Developed, Transition and Conservation.

Developed

This classification is intended to provide for continued intensive development and redevelopment of existing areas that are at or approaching the following densities:

- 500 dwelling units per square mile, or
- three dwelling units per acre, or
- where a majority of lots are 15,000 square feet or less, and

which are currently served by public water, sewer, recreational facilities, police, and fire protection. The Developed category has been broken down into several sub-classes as described below.

Residential Low Density

This classification is intended primarily for low density residential development and related institutional uses such as churches and schools. The major purpose of this classification is to promote and protect single family neighborhoods.

Low Density/Professional Service

This land classification is intended to allow a controlled mix of low density residential dwellings with certain low intensity professional businesses and institutional uses.

Residential - Medium Density Tourist

The purpose of this classification is to encourage a mix of multi-family dwellings with tourist accommodations as well as institutional uses but not business uses.

Central Business

The central business classification is designed to concentrate the location of trade and commercial enterprises that may have a negative effect on residential areas into one centrally located area.

Neighborhood Business

This classification is intended to establish controlled areas where the major uses are retailing of goods and services to surrounding residential neighborhoods. Uses in this area should be regulated to reduce traffic and parking congestion so that the surrounding residential areas are protected.

Transition

The Transition category has also been broken down into subclasses: Transition - Medium Density and Residential - Business. The intent of the transition classification is to provide for future intensive urban development at the densities specified above under the developed classification. These areas are or will be served with the same urban services as those areas in the developed land classification.

Residential - Medium Density

This purpose of this classification is to allow a mix of single family residences, townhouses, condominiums, and housing for seasonal tourists. To the maximum extent possible, development should not interfere with rights of beach access, visual or pedestrian.

Residential - Business

This classification is intended to serve single family, multi-family and tourist-oriented uses. Retail and personal service uses are acceptable in this category if such uses are clearly incidental to the principal use, are not detrimental to the environment, and will not change the character of the area.

Conservation

The purpose of the conservation class is to provide for the effective long-term management and protection of significant, limited, or irreplaceable areas. Management is needed due to the natural, cultural, recreational, scenic or natural productive

values of both local and more than local concern.

This class is generally applicable to major wetlands, undeveloped shorelines, and important wildlife habitat. Within Kure Beach, the major application of the conservation classification is along oceanfront lands. Most wetland and marsh areas within the Town's jurisdiction lie within the Sunny Point Buffer Zone.

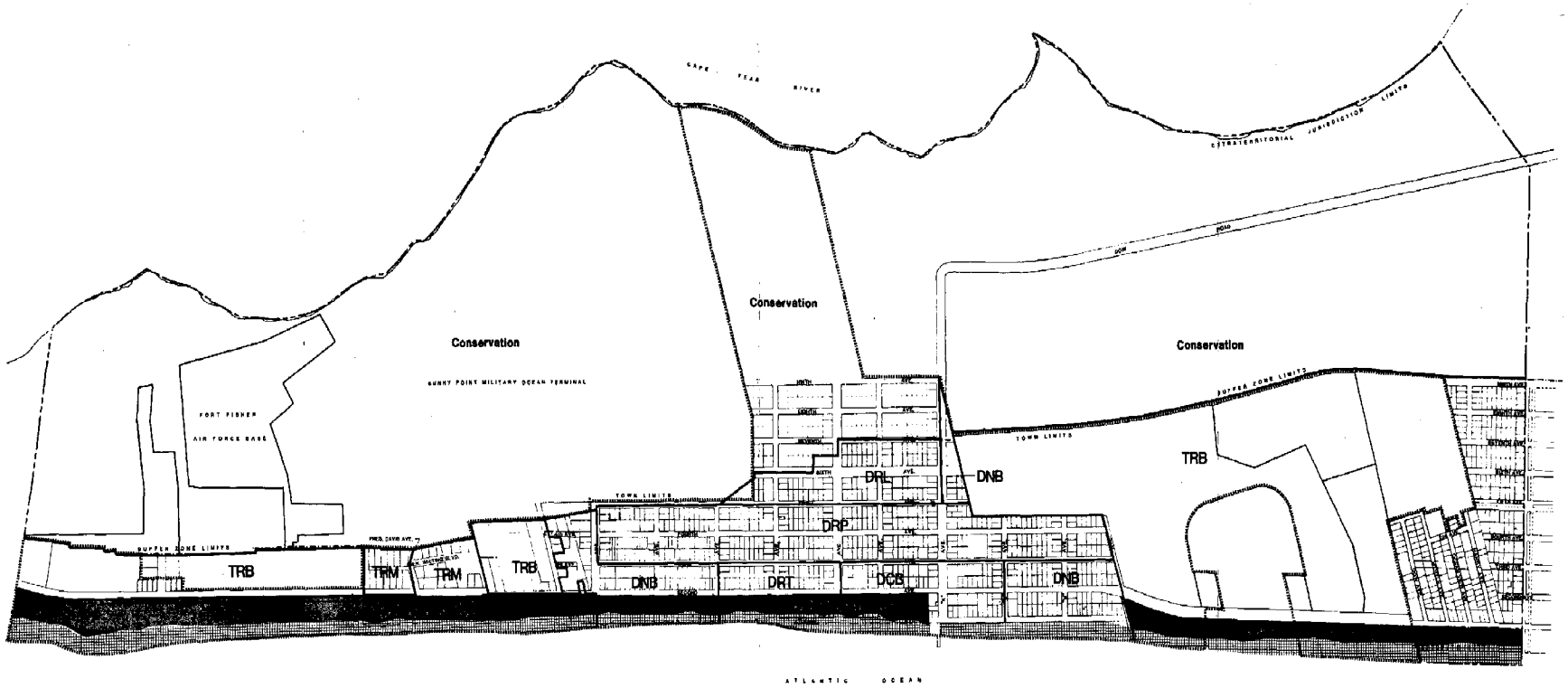
The Conservation class in Kure Beach has been further subdivided into two subclasses:

Public Use

This classification is generally intended to extend from the seaward property line of oceanfront property and is intended to protect and preserve the public's right of access along the beach. Within this area no additional private bulkheads, piers, groins or jetties should be constructed that will restrict access along the beach or accelerate erosion of adjoining properties. The exception to this guideline is the maintenance and reconstruction of existing bulkheads, jetties or piers, owned or constructed by the Town in accord with the resource protection policies.

Access

This classification is intended to extend from the eastern limit of the Conservation - Public Use classification to U. S. 421 and Atlantic Avenue. The purpose of this classification is to insure that the public rights of access to the beach, both visual and pedestrian, are preserved. This classification is not intended in any regard to conflict with Town development ordinances but only to encourage the location and design of structures that will protect the public rights of access.



LEGEND:

DEVELOPED

- DRL RESIDENTIAL-LOW DENSITY
- DRP RESIDENTRIAL-LOW DENSITY/PROFESSIONAL SERVICE
- DRT RESIDENTRIAL-MEDIUM DENSITY/TOURIST
- DCB CENTRAL BUSINESS
- DNB NEIGHBORHOOD BUSINESS

TRANSITION

- TRM RESIDENTRIAL-MEDIUM DENSITY
- TRB RESIDENTRIAL-BUSINESS

CONSERVATION

- PUBLIC USE
- ACCESS

KURE BEACH, N.C.

LAND CLASSIFICATION MAP

MAP 6

Prepared By:	SATILLA PLANNING 200 Osborne Street St. Marys, Georgia
Mapping Date:	May, 1985
Town Limits:	May, 1985

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